

# ZBA VARIANCE or APPEAL APPLICATION

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WESTPORT ZONING BOARD OF APPEALS Tel: 203-341-1030 Fax: 203-454-6145

**INSTRUCTIONS for APPLICANT:** For Questions visit P&Z office Daily 9:00-11:30.

Complete pgs 1 & 2 then, REVIEW & COLLECT ALL materials listed on pgs 3&4.

When all is collected DROP OFF to P&Z OFFICE DAILY between 8:30 & 4:00.

After the STAFF REVIEW is complete, a Hearing Date will be set. Please Review pgs. 5&7.

**Note:** Commercial projects may require Architectural Review Board approval,  
If needed. You MUST submit ARB application BEFORE going to ZBA Hearing.

## OFFICE USE ONLY

Application#: \_\_\_\_\_

Submission Date: \_\_\_\_\_

Receipt Date: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

1. Property Address: 33 Hickory Dr Zone: A  
Commercial Property: ☐ or Residential: ☒
2. Applicant's Name: Danielle Costa E-Mail: daniellec@elizabethdevelopment.com  
Applicant's Address: 17 Frost Hill Rd, Trumbull Ct Daytime Tel: (203) 631-4887

**NOTE:** Below List Owner's Name (s) as appears on the DEED (No abbreviations) If more space needed submit list.

3. Property Owner's Name: Bridge Well Capital LLC E-Mail: jennie@bridgewellcapital.com  
Property Owner's Address: 2400 E Colonial Dr #200, Orlando, FL 32803 Daytime Tel: 407-447-5000  
ext: 110

4. Is this property on: a Septic System: ☐ or Sewer: ☒
5. Is this property within 500 feet of any adjoining municipality? Yes ☐ No ☒
6. Does this project involve the demolition of any structures that are 50 years old or more? Yes ☐ No ☒

7. Briefly Describe your Proposed Project: Extend structure to rear yard over existing deck. Garage addition with second floor above garage.

8. Will any part of any structures be demolished? No ☒ Yes ☐ - If Yes Attach a Demolition Plan:

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)  
6-2 = Set back  
7-3 = wetlands set back

10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)

11. List the PROPERTY HARDSHIP(s) or REASON(s) why this Variance or Appeal should be granted, stating clearly the exceptional difficulty REGARDING YOUR PROPERTY. Note: Financial Hardship will NOT warrant a variance approval see pg 5.

Lot is deeper than wider which limits the space for addition. wetlands near the house does not affect negatively.

I hereby certify that the above information is correct and that the accompanying exhibits attached are true.

Danielle Costa  
Applicant's Signature (If different than owner)

[Signature]  
Owner's Signature (Must be signed)

If the applicant is unable to obtain the signature of the property owner, a letter of authorization by the property owner must be submitted.

# TO BE COMPLETED BY OWNER/ APPLICANT

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After all required materials are collected, DROP OFF to P&Z OFFICE DAILY between 8:30 & 3:00 ONLY.

**BUILDING PLANS (TITLE)** Renovation and Addition

BY: Elizabeth Development DATE April 2020 NUMBER of PGS. 4

REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**SURVEY OR SITE PLAN (TITLE)** Existing conditions survey/ Proposed conditions survey

BY: Walter H. Skidd DATE Dec. 18, 2019 NUMBER of PGS. 2

REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**GROSS LOT AREA:** 13,642 sqft **NET LOT AREA:** *(less 80% wetlands or steep slopes):* 8,826 sqft

**SETBACKS: Front / Side / Rear** *(From Survey)*

Existing: 32' / 9'5" / 10'2" / 93.3'

Required: 30' / 10' / 25'

Proposed: 32' / 10'3" / 10'2" / 93.3'

**FLOOR AREA / FAR:**

Existing: 22.51%

Allowed: \_\_\_\_\_

Proposed: 25.34%

**COVERAGE: Building / Total** *(From Survey)*

Existing: 1,538.4 / 1,614.7 sqft

Required: 15% / \_\_\_\_\_

Proposed: 1,864.6 / 1,864.6

**PARKING:**

Existing: 2 in driveway

Required: \_\_\_\_\_

Proposed: 2- (1) in garage/(1) in driveway

**HEIGHT: In Feet / # of Stories**

Existing: 12.15' / 1

Required: 26' / 2

Proposed: 21'-5" / 2

**SIGNS:**

Existing: n/a

Required: \_\_\_\_\_

Proposed: \_\_\_\_\_

**ATTIC / HALF STORY:**

Existing: n/a / Proposed: n/a

**LANDSCAPING:**

Existing: \_\_\_\_\_

Required: \_\_\_\_\_

Proposed: \_\_\_\_\_

**CRAWL SPACE - CELLAR - BASEMENT:**

Existing: 1,331 sqft / Proposed: 1,839 sqft  
507.6 sqft garage foundation w/ 2nd story

**NOTE:** If you submit Revised Plans – You **MUST SUBMIT A COVER LETTER** listing **EACH CHANGE & 9 COPIES**.

**REVISIONS FEE:** Revised Plans, which require additional staff review **ADDITIONAL FEE** of **HALF** of original Appl. fee is **REQUIRED**.

Subject Property: 33 Hickory Drive  
Owner: Bridgewell Capitol LLC  
Zone: A

### **Written Statement**

We are requesting to waive the required 50' setback for wetlands (Sec. 7.1) With the proposed project the setback would be 6' but according to the tests the wetland near the house is minor and there would be no negative effects to the soil or lot. The lot is deeper than wider which limits the space for an addition making the rear yard the only option. No basement will be built, only the necessary footings.